

**The Greater Harrodsburg/Mercer County Planning and Zoning
Commission**

BOARD OF ADJUSTMENTS AND APPEALS

**109 Short Street
Harrodsburg, Kentucky 40330
(859)-734-6066**

MINUTES

Date: February 09, 2006

Time: 4:30 p.m.

Place: Harrodsburg City Hall Commission Chambers

1. Chairperson called the meeting to order:

A. Roll Call of Members:

Board Members Present:

Bob Upchurch

August Faeth

Chad Horn

Staff Present:

Shawn Moore, Exec. Director

David Patrick, Staff Attorney

Jane Campbell, Admin. Assistant

B. Previous minutes of January 12, 2006.

A motion was made by Chad Horn and seconded by August Faeth to approve the minutes of January 12, 2006 as submitted. Roll call vote was unanimous. Motion carried.

2. OLD BUSINESS:

1. 20-05 – Clays Mill Road Baptist Church is requesting a Conditional Use Permit for the operation of a church summer camp located on approximately 181 acres on Stratton Road in Mercer County, Kentucky. The zoning map indicates that this property is zoned A-2 (Agricultural). The applicant representing Clays Mill Road Baptist Church, Pastor Jeff Fugate, was present and after being sworn in, testimony was taken as to the nature of his request. He resides at 108 Song Sparrow Lane in Nicholasville, Kentucky. The applicant is applying for Phase 1 of the Conditional Use Permit which includes:

- a) Two shower houses.
- b) Eight cabins.
- c) A 40,000 square foot dining facility with public restrooms, camp store, candy shop, camper and office registration building.

Bob Christiansen, who resides at 691 Old Brown Road, was present and after being sworn in spoke in favor of the church camp. Greg Yankey, who resides at 1556 Stratton Road, was present and after being sworn in spoke in opposition due to the issues of increased traffic on Stratton Road, his property value decreasing and inadequate water supply for the vicinity. Elda Jackson, who resides at 670 Alford Road, was present and after being sworn in spoke in opposition due to the impact of the church camp on the farming community and traffic safety. Katherine Davis, who resides at 525 Kirkwood Road, was present and after being sworn in spoke in opposition regarding traffic safety concerns on Stratton Road. Jack Brogle, who resides at 773 Alford Road, was present and after being sworn in spoke in opposition due to the inadequate water supply in the vicinity, heavy traffic concerns and he questioned the need of a shooting range at a church summer camp. Wayne Stratton, who resides at 100 La Colline Drive, was present and after being sworn in voiced concern regarding heavy traffic, water supply and great concern over the proposed shooting range. Tracy Burden, who resides at 1585 Stratton Road, was present and after being sworn in spoke in opposition due to the issue of heavy traffic and concern regarding the water pressure in the vicinity. Lee Brogle, who resides at 322 Barr Street, was present and after being sworn in spoke in opposition due to the concern of how narrow Stratton Road is and she presented five photographs to the board members of many narrow and sharp curves on the road. Ronnie Dennis, who resides at 605 Alford Road, was present and after being sworn in spoke in opposition due to the concern of traffic on Stratton Road and the impact on the water pressure in the vicinity. Darcy Powell, who resides at 1500 Stratton Road, was present and after being sworn in expressed concern over traffic on Stratton Road and she requested that the amount of activity from the church camp be regulated. Linda Klaus, who resides at 1424 Alford Road, was present and after being sworn in spoke in opposition due to the risk of increased accidents on Stratton Road from the possibility of heavier traffic volume on the road. Tammy Baker, who resides at 620 Alford Road, was present and after being sworn in spoke in opposition due to the water pressure being affected from the church camp and the concern of traffic accidents on Stratton Road. Amanda Burden, who resides at 1585 Stratton Road, was present and after being sworn in spoke in opposition due to the curvature of Stratton Road and the water capacity in the vicinity. Jay Emery, who resides at 1390 Stratton Road, was present and after being sworn in expressed concern over whether or not the church would be satisfied with just Phase I of the Conditional Use Permit. Hugh Jones, who resides at 130 Jackson Pike, was present and after being sworn in expressed concern over heavy traffic volume on Stratton Road. With no further testimony received, amended staff findings and recommendations were presented to the board on this request. A motion was made by August Faeth and seconded by Chad Horn to deny the Conditional Use Permit as presented based upon: (a) the testimony received from adjoining property owners and residents in the community. (b) The infrastructure is not adequate and does not comply with the Comprehensive Plan. (c) The availability of an adequate water supply to the property by North Mercer Water District has not been demonstrated. August Faeth voted yes, Chad Horn voted no, and Chairman Upchurch voted yes. Roll call vote was 2-1. Motion carried.

2. **01-06** – Eller's Memorial Baptist Church is requesting a Variance of 720 square feet on the minimum lot size requirement from 6,000 square feet to approximately 5,270 square feet. The property is located at 407 Tabler Avenue in Harrodsburg, Kentucky. The zoning map indicates that this property is zoned R-2 (High-Density Residential). The applicant for Eller's Memorial Baptist Church was unable to obtain plats as requested during the January meeting and the Executive Director has requested that this item be carried to the March meeting or until such time as the church provides the plats showing the exact degree of variance required.

3. NEW BUSINESS:

1. **03-06** – Gerald Williams is requesting a Conditional Use Permit for the operation of a Bed & Breakfast. The property is located at 1060 Industry Road in Harrodsburg, Kentucky. The zoning map indicates that this property is zoned I-1 and I-2 (Light and Heavy Industrial). The applicant representing the Bed & Breakfast, Gerald Williams, was present and after being sworn in, gave testimony as to the nature of his request. He resides at 452 Locust Lane, Lancaster, Kentucky. No opposition was presented by the public. Staff findings and recommendations were presented to the board on this request. A motion was made by Chad Horn and seconded by August Faeth to approve the Conditional Use Permit as requested under the following conditions:
 - a) The number of guest rooms be limited to three (3).
 - b) Off-street parking be constructed or designated for the guests of the B&B without impacting Industry Road.
 - c) That the B&B host educational tours of the grounds at the discretion of the applicants for area schools during normal school hours of operation, when school is in session Monday-Friday only.
 - d) That the operation of Round Ridge B&B commence within one year of the granting of the conditional use permit.
 - e) That the granting of the conditional use permit does not exempt the applicant from complying with all the requirements of the zoning regulations.
 - f) That the applicant returns to the Board of Adjustments & Appeals prior to any changes in the scope of operation of the approved conditional use permit.
 - g) That the conditional use permit become null and void upon sale or transfer of the property from the applicant.

Roll call vote was unanimous. Motion carried.

4. **Executive Session** – A motion was made by August Faeth and seconded by Chad Horn to go into executive session for the purpose of discussing litigation. All board members voted in the affirmative. Motion carried. A motion was made by Chad Horn and seconded by August Faeth to come out of executive session. All board members voted in the affirmative. Motion carried. No action was taken from executive session.

Adjournment: With no further business being brought before the board, a motion to adjourn was made by Chad Horn and seconded by August Faeth. The meeting adjourned at 7:25 pm.